

**MINUTES OF MEETING
LP COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the LP Community Development District held a Regular Meeting on March 13, 2025 at 8:30 a.m., at the offices of Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960.

Present:

Chad Kelly
Wendy Coya
Vinny Olmstead

Chair
Vice Chair
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas (via telephone)
Jonathan Johnson (via telephone)
Louise Kennedy

District Manager
Wrathell, Hunt and Associates LLC
District Counsel
Proctor Kennedy Properties

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 8:32 a.m. The Oath of Office was administered to Ms. Wendy Coya before the meeting. Supervisors Kelly, Vinny Olmstead and Coya were present. Supervisor Kennedy and Supervisor-Elect Trey Olmstead were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Andrew Kennedy - Seat 2, Wendy Coya - Seat 3) (the following to be provided in a separate package)

This item was addressed during the First Order of Business.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Rom presented Resolution 2025-01 and Landowners' Election results as follows:

Seat 2	Andrew Kennedy	440 Votes	4-Year Term
Seat 3	Wendy Coya	440 Votes	4-Year Term
Seat 4	Trey Olmstead	430 Votes	2-Year Term

On MOTION by Mr. Olmstead and seconded by Ms. Coya, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Trey Olmstead [Seat 4]

Mr. Rom stated Trey Olmstead was elected at the November Landowners' Election and subsequently submitted his intent to decline election to Seat 4.

On MOTION by Mr. Olmstead and seconded by Ms. Coya, with all in favor, Mr. Trey Olmstead's notice of declining election to Seat 4, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2026

Mr. Kelly nominated Louise Kennedy to fill Seat 4. No other nominations were made.

On MOTION by Mr. Kelly and seconded by Ms. Coya, with all in favor, the appointment of Louise Kennedy to fill Seat 4, was approved.

- **Administration of Oath of Office**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Louise Kennedy. The items listed in the Third Order of Business were provided.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-02. Mr. Olmstead nominated the following:

Chad Kelly	Chair
Wendy Coya	Vice Chair
Andrew Kennedy	Assistant Secretary
Vincent Olmstead	Assistant Secretary
Louise Kennedy	Assistant Secretary
Kristen Thomas	Assistant Secretary

This Resolution removes the following from the Board:

Trey Olmstead	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Olmstead and seconded by Mr. Kelly, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-03. He reviewed the proposed Fiscal Year 2026 budget, which Landowner funded, with expenses being funded as they are incurred.

On MOTION by Mr. Kelly and seconded by Ms. Coya, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 12, 2025 at 8:30 a.m., at Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

On MOTION by Ms. Coya and seconded by Mr. Kelly, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

On MOTION by Ms. Coya and seconded by Mr. Kelly, with all in favor, Resolution 2025-05, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Amending Resolution 2024-03 Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

On MOTION by Ms. Coya and seconded by Mr. Kelly, with all in favor, Resolution 2025-06, Amending Resolution 2024-03 Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of January 31, 2025**

On MOTION by Ms. Coya and seconded by Mr. Kelly, with all in favor, Unaudited Financial Statements as of January 31, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes**

- A. August 8, 2024 Public Hearing and Regular Meeting
- B. November 5, 2024 Landowners' Meeting

On MOTION by Ms. Coya and seconded by Mr. Kelly, with all in favor, the August 8, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer (Interim): Masteller & Moler, Inc
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: April 10, 2025 at 8:30 AM
 - QUORUM CHECK

FIFTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

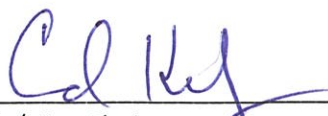
On MOTION by Ms. Coya and seconded by Mr. Kelly, with all in favor, the meeting adjourned at 8:41 a.m.

LP CDD

March 13, 2025



Secretary/Assistant Secretary



Chair/Vice Chair

